

REZONING REPORT

► **FILE #:** 2-A-25-RZ

AGENDA ITEM #: 9

AGENDA DATE: 2/13/2025

► **APPLICANT:** MESANA INVESTMENTS, LLC (OPTION HOLDER)

OWNER(S): Jackie Grubbs

TAX ID NUMBER: 125 00508

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 E GOVERNOR JOHN SEVIER HWY

► **LOCATION:** Southeast corner of the intersection of E Governor John Sevier Hwy and Nichols Rd

► **APPX. SIZE OF TRACT:** 7.35 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via East Governor John Sevier Highway, a major arterial street with a 45-ft pavement width within a 123-ft right-of-way. Access is also via Nichols Road, a local street with an 18-ft pavement width within a 65-ft right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Burnett Creek

► **PRESENT ZONING:** PR (Planned Residential) up to 3 du/ac

► **ZONING REQUESTED:** PR (Planned Residential)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **DENSITY PROPOSED:** up to 6 du/ac

EXTENSION OF ZONE: No, it is not an extension.

HISTORY OF ZONING: In 2024, a request to rezone the property from PR up to 3 du/ac to PR up to 7 du/ac was approved by the Planning Commission, but it was later withdrawn at the Knox County Commission meeting (7-A-24-RZ). In 2005, the property was rezoned from A to PR up to 3 du/ac (4-F-05-RZ). In 2000, a request to rezone the property from A to CB was denied (2-N-00-RZ).

SURROUNDING LAND North: Single family residential - RA (Low Density Residential)

USE AND ZONING: South: Single family residential, rural residential - A (Agricultural)

East: Agriculture/forestry/vacant land - A (Agricultural)

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is largely rural, with commercial development along Governor John Sevier Highway 0.15 miles to the west and single family subdivisions developing along the major corridors. This property is 0.5 miles from New Hopewell Elementary School and 1.5 miles from the large commercial development at Chapman Hwy and John Sevier Hwy.

STAFF RECOMMENDATION:

- **Withdraw this request as requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: 474 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed

ESTIMATED STUDENT YIELD: 10 (public school children, grades K-12)

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 3/24/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).
(2) Sign the application digitally (or print, sign, and scan).

(3) Print the completed form and bring it to the Knoxville-Knox County Planning offices OR email it to applications@knoxplanning.org

Reset Form



Request to Postpone • Table • Withdraw

Mesana Investments, LLC

2/5/25

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

2/13/25

Scheduled Meeting Date

File Number(s)

2-A-25-RZ

POSTPONE

☐ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☐ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the _____ Planning Commission Meeting.

WITHDRAW

☒ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Authentisign
Scott Davis
Applicant Signature

Scott Davis

Please Print

865-806-8008

swd444@gmail.com

Phone Number

Email

STAFF ONLY

Whitney Warner
Staff Signature

Whitney Warner

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

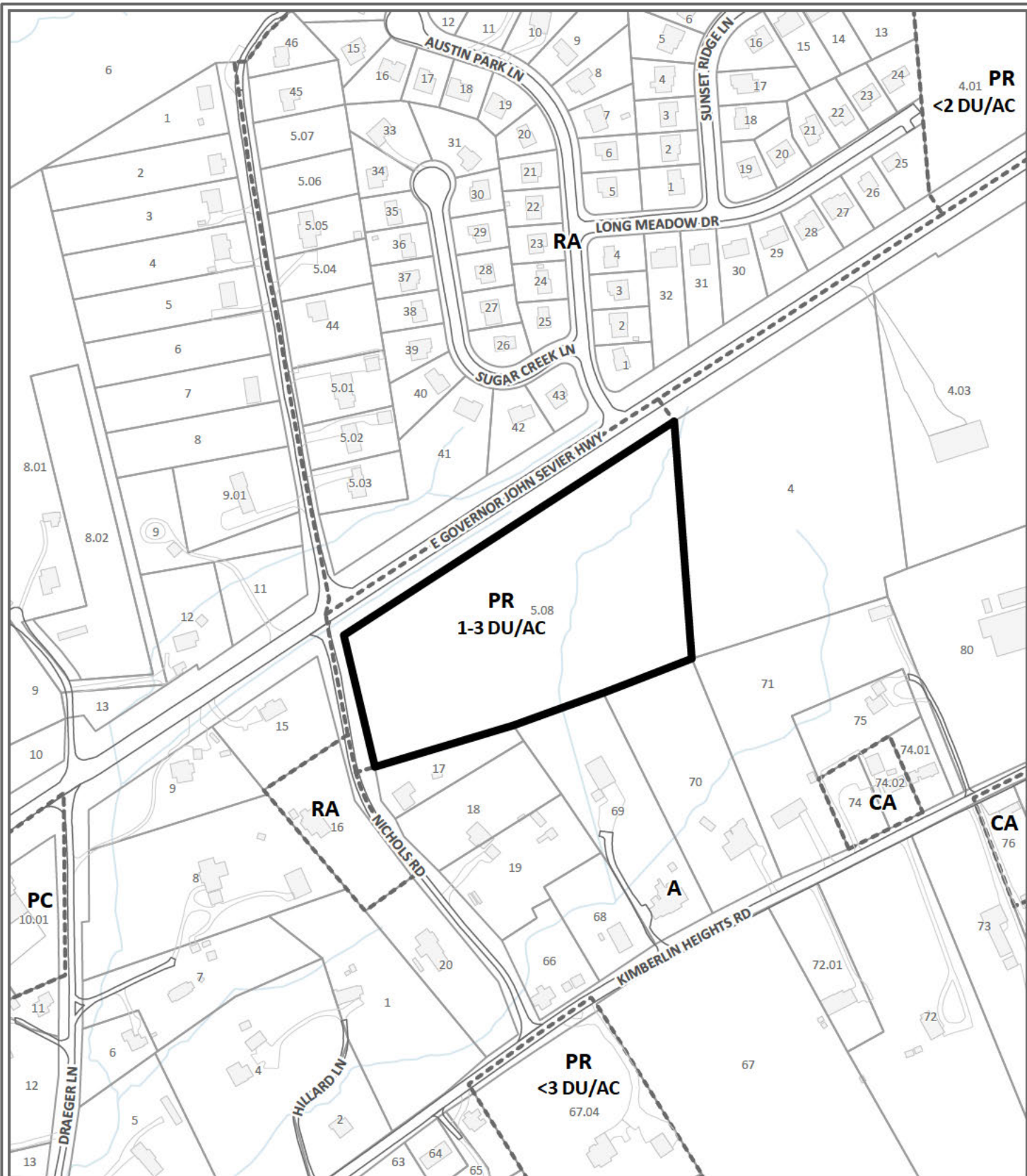
Date:

Payee Name

Payee Phone

Payee Address

October 2022



REZONING

2-A-25-RZ

Petitioner: Mesana Investments, LLC



From: PR (Planned Residential) up to 3 du/ac

To: PR (Planned Residential) 6 du/ac

Original Print Date: 1/3/2025

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 125

Jurisdiction: County

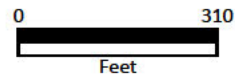
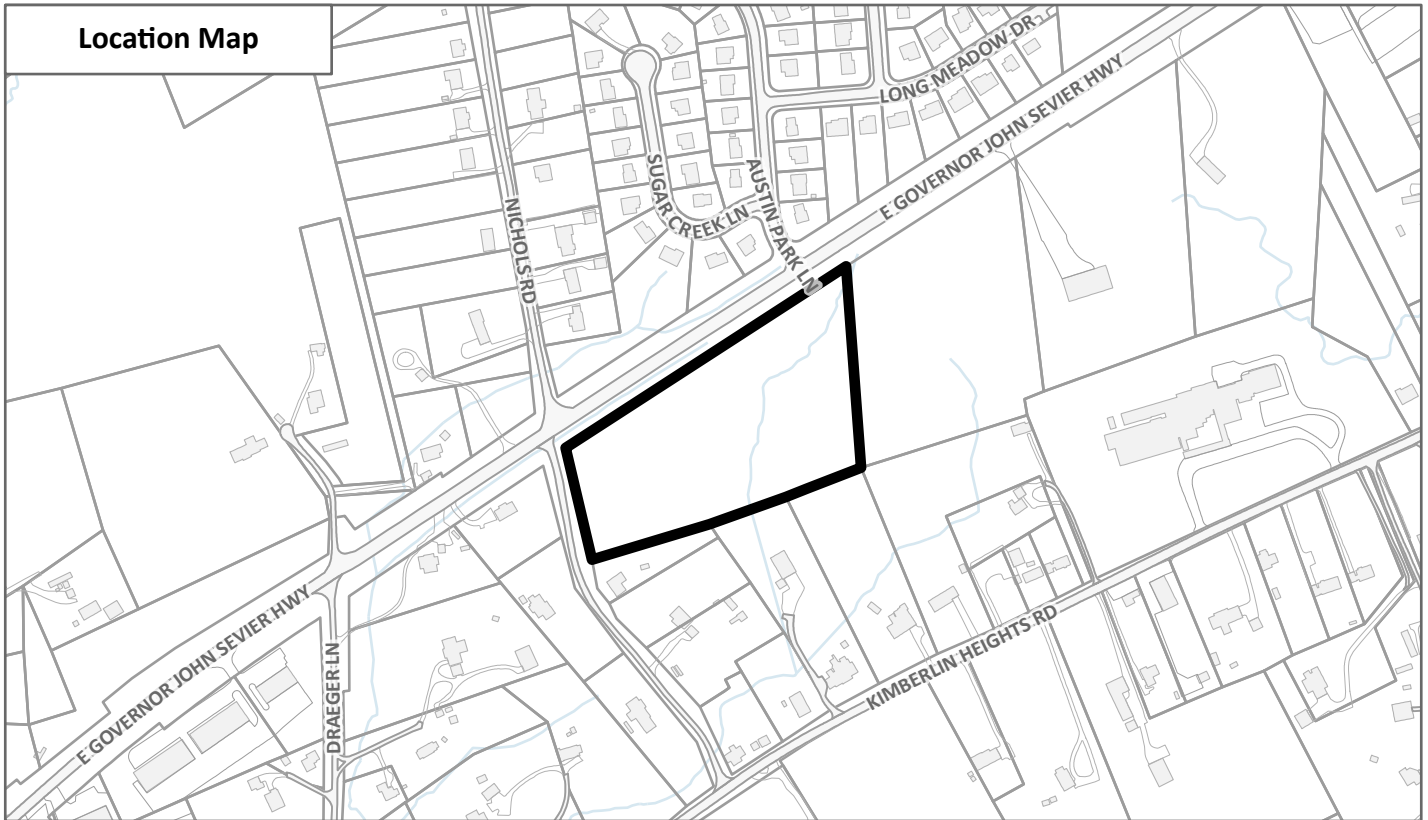
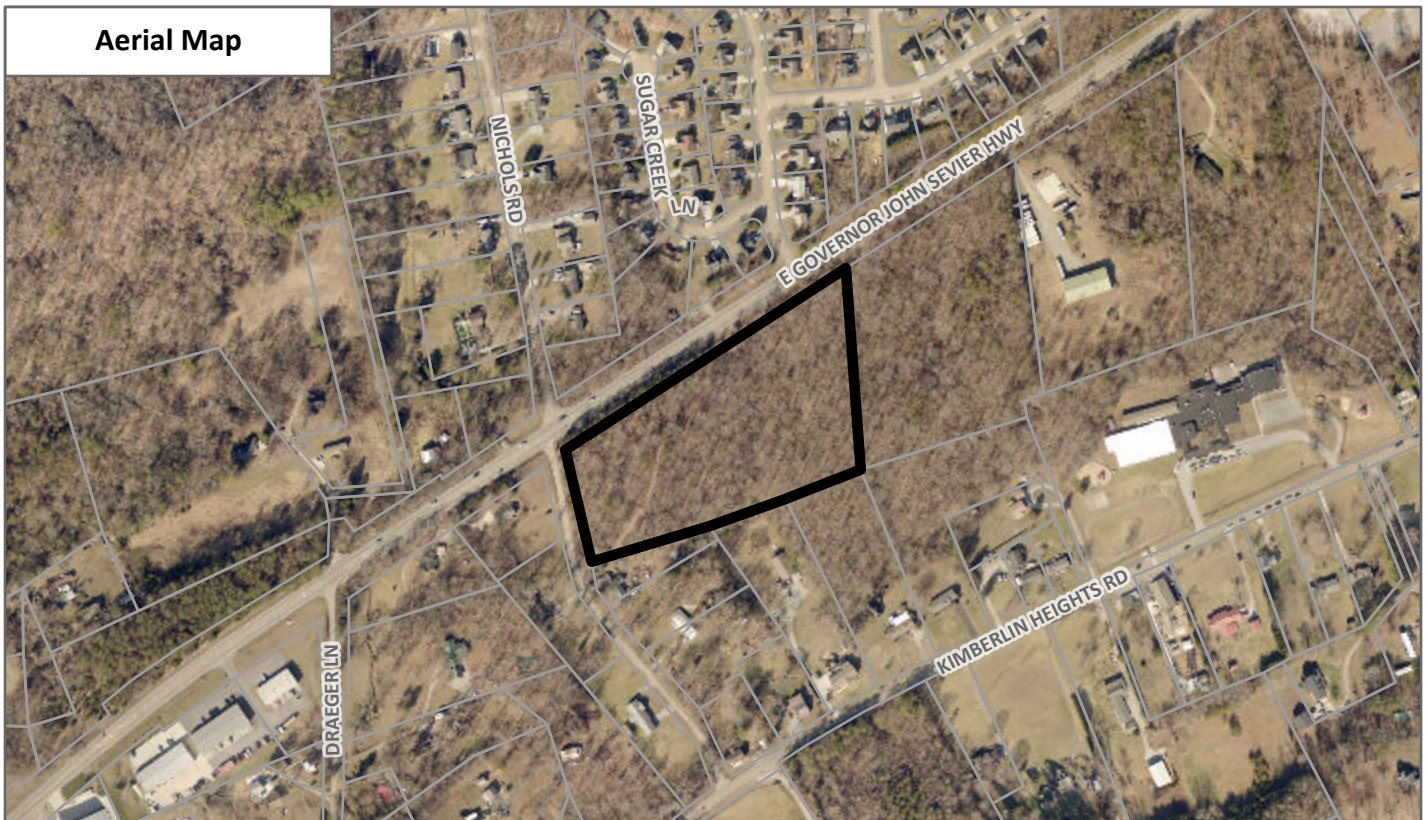


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

2-A-25-RZ

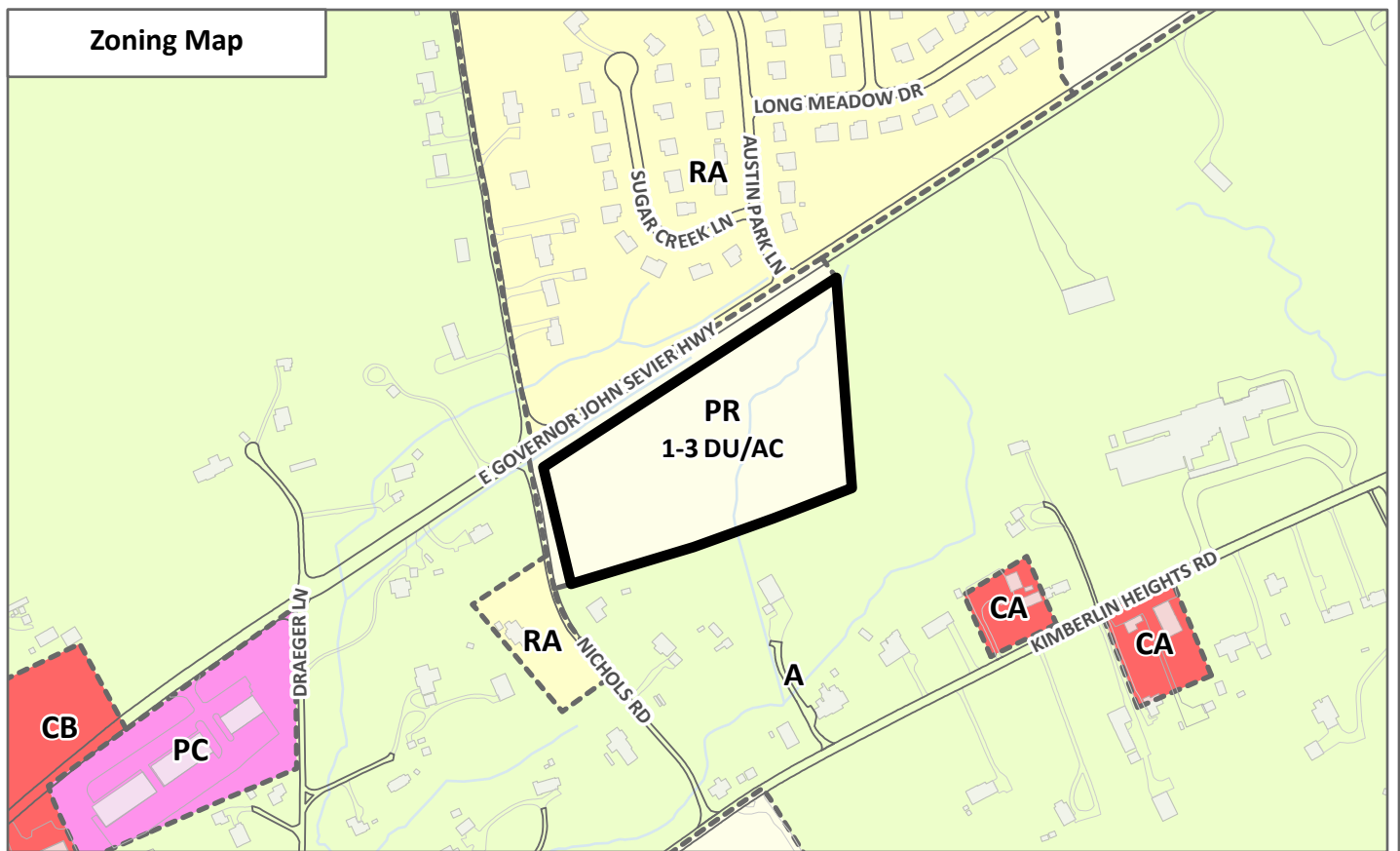


Case boundary

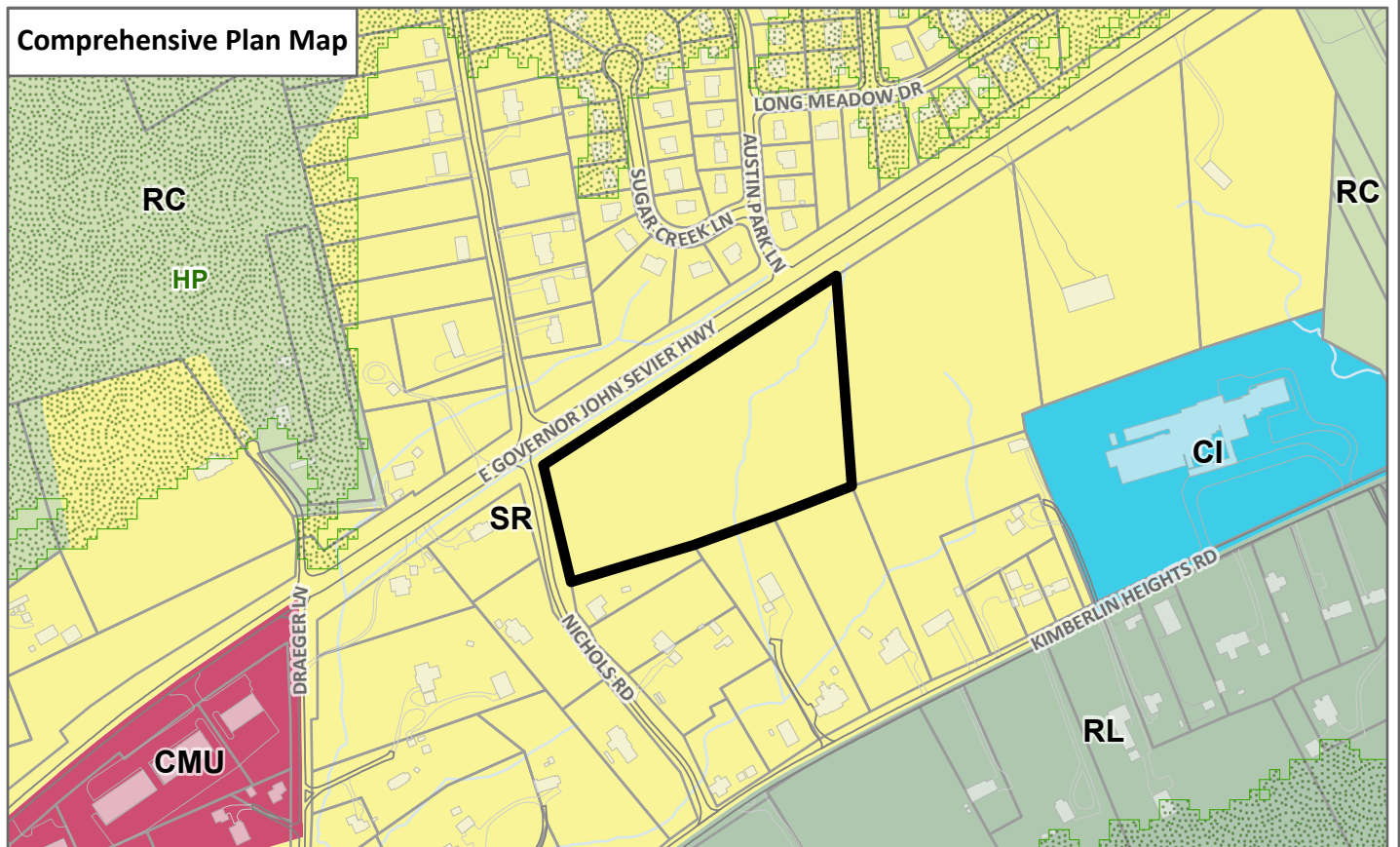
0 550
Feet



Zoning Map



Comprehensive Plan Map



CONTEXTUAL MAPS 2

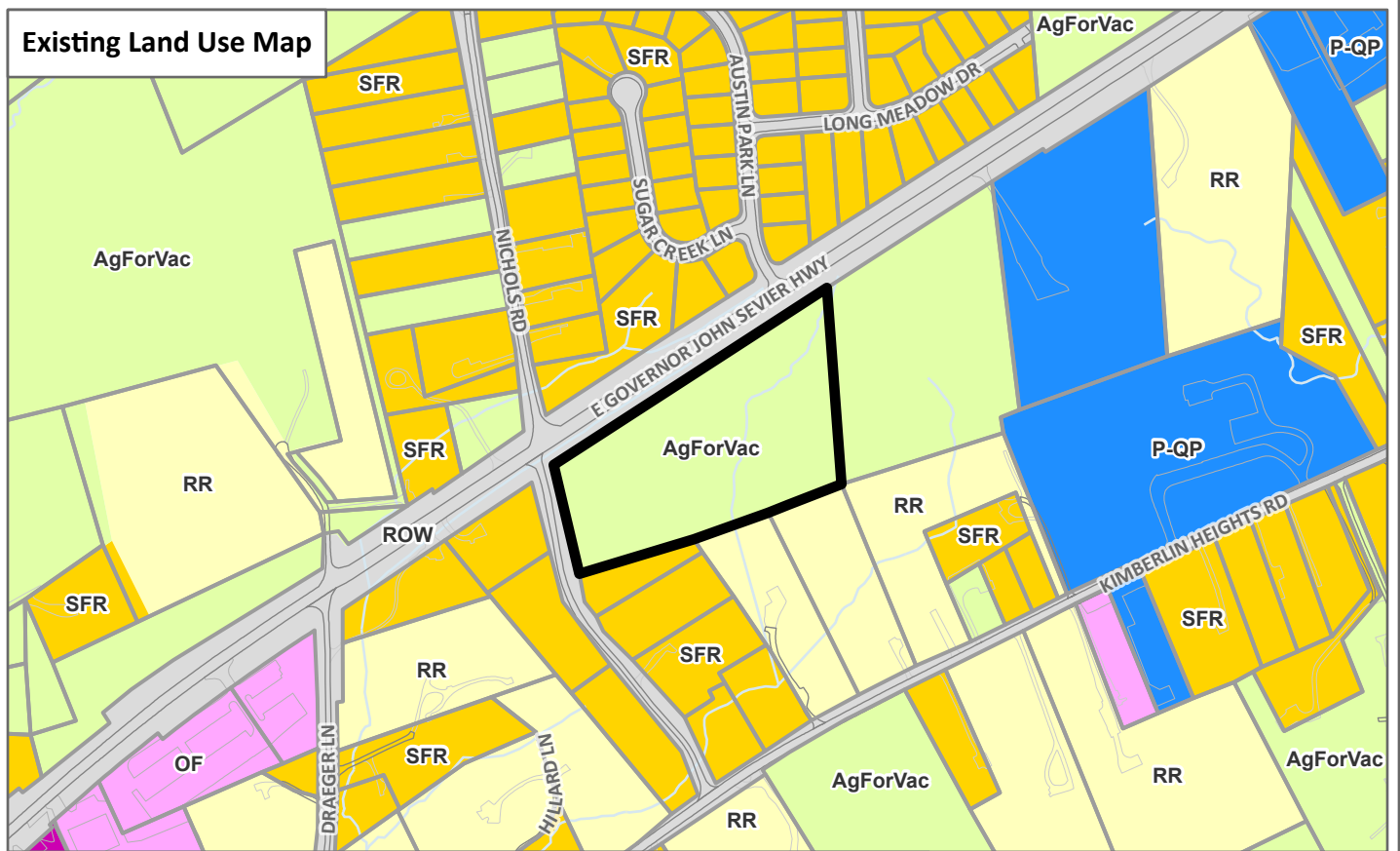
2-A-25-RZ



Case boundary



Existing Land Use Map

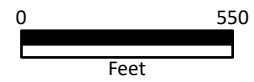


CONTEXTUAL MAPS 3

2-A-25-RZ



Case boundary





Development Request

DEVELOPMENT
☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION
☐ Concept Plan
☐ Final Plat

ZONING
☐ Plan Amendment

☐ SP ☐ PA

☒ Rezoning

Mesana Investments, LLC

Applicant Name
11/27/24

Affiliation

Date Filed

Meeting Date (if applicable)
12/12/24 2/13/2025

File Number(s)

7-A-24-RZ
2-A-25-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

☐ Applicant ☐ Property Owner ☒ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Scott Davis

Name
P.O. Box 11315

Company
Knoxville

TN

37923

Address
865-806-8008

City

State

ZIP

Phone

Email

CURRENT PROPERTY INFO

GRUBBS JACKIE L

0 E Governor John Sevier Hwy Knoxville TN 37920

Property Owner Name (if different)
0 E Governor John Sevier

Property Owner Address
125 00508

Property Owner Phone

Property Address
Knox Chapman Sewer

Parcel ID
Knox-Chapman Utility District

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

View Form

JULY 2024

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☒ Zoning Change

PR (Planned Residential)

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

up to 6 du/acre

previously approved up to 7 du/acre

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☒ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

\$1,012.50

Fee 3

AUTHORIZATION

By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Scott Davis

dotloop verified
11/27/24 9:22 AM EST
G9ER-0XOL-D1I7-CZQQ

Mesana Investments, LLC

11/27/24

Applicant Signature

Print Name / Affiliation

Date

865-806-8008

Phone Number

Email

Jack Grubbs

12/02/24

Jack Grubbs

12/03/2024, SG

Property Owner Signature

Please Print

Date Paid



Public Notice and Community Engagement

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

01/31/2025

Date to be Posted

02/14/2025

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☐ No

☒ No, but I plan to prior to the Planning Commission meeting

Scott Davis

Applicant Signature

dotloop verified
12/03/24 3:00 PM EST
UDJD-SLWS-WRRX-UEB8

Mesana Investments, LLC

Applicant Name

12/03/2024

Date

2-A-25-RZ

FILE NUMBER